



40 Swallow Drive  
Wellingborough, NN9 6FJ



**Simpson & Partners**

Sought after location. This well presented three bedroom detached property is situated on the edge of the market town of Raunds with lovely countryside walks on your door step and a short walk into the town where you will find many amenities to include shops, schooling, cafes, etc. Boasting south westerly facing rear garden, a double width driveway and single garage. Further benefits include Upvc double glazing, gas central heating and solar panels to the roof. Enter the property into the hallway with stairs rising to the first floor and doors leading to: cloakroom/wc, separate dining room, lounge, light and airy kitchen set to the rear of the property. The kitchen is fitted with ample storage cupboards and integrated appliances to include dishwasher, fridge, freezer, oven and hob, door to side. leading to the garden The living room has french doors leading to the rear garden. To the first floor are three bedrooms with the master affording en-suite shower room and further family bathroom fitted with a three piece suite comprising bath with shower over. Externally to the front the garden is laid to lawn with a double width driveway providing ample off road parking leading to a single garage with power and light connected. The south westerly facing, landscaped rear garden, enclosed with timber fencing, mainly laid to lawn with patio area and decked. Viewing is highly recommended.

Price £310,000



3



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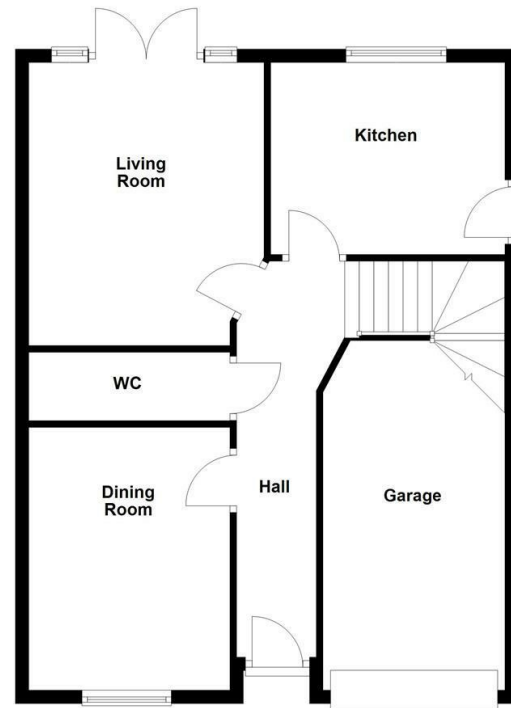


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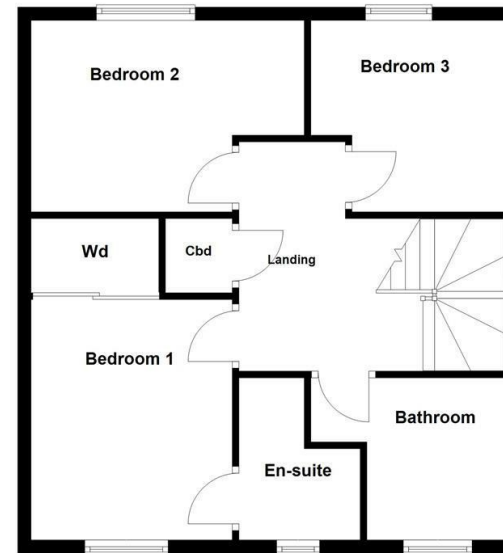


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Ground Floor



First Floor



Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 96                      | 97        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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